139.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,135,300 / 1,135,300
					USE VALUE:	1,135,300 / 1,135,300
					ASSESSED:	1,135,300 / 1,135,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		WOODLAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANDERSON STEPHEN F
Owner 2:	MAY SHARON M
Owner 3:	
Street 1:	7 WOODLAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WATSON BRENT N/REBECCA C -
Owner 2:	-
Street 1:	7 WOODLAND ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .107 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Vinyl Exterior and 2362 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4674.000	631,100		504,200	1,135,300
Total Card	0.107	631,100		504,200	1,135,300
Total Parcel	0.107	631,100		504,200	1,135,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 480.65 /Parcel: 480.65

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 89326

GIS Ref

GIS Ref

Insp Date 11/11/08

!10753!

PREVIOUS ASSESSMENT

Parcel ID 139.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	631,100	0	4,674.	504,200	1,135,300		Year end	12/23/2021
2021	101	FV	612,500	0	4,674.	504,200	1,116,700		Year End Roll	12/10/2020
2020	101	FV	612,400	0	4,674.	504,200	1,116,600	1,116,600	Year End Roll	12/18/2019
2019	101	FV	462,600	0	4,674.	532,200	994,800	994,800	Year End Roll	1/3/2019
2018	101	FV	462,600	0	4,674.	392,200	854,800	854,800	Year End Roll	12/20/2017
2017	101	FV	462,600	0	4,674.	375,300	837,900	837,900	Year End Roll	1/3/2017
2016	101	FV	462,600	0	4,674.	347,300	809,900	809,900	Year End	1/4/2016
2015	101	FV	430,000	0	4,674.	291,300	721,300	721,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:18:37

LAST REV

Date	Time
09/28/16	14:30:49
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10753

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WATSON BRENT N/	50450-16		12/10/2007		730,000	No	No		
SANNA FILIP L	49444-251		5/15/2007	Sub Sale	715,000	No	No		
FORSTER MICHAEL	47051-410		3/2/2006		745,000	No	No		
HARRELL ERIK C	36513-94		9/25/2002		716,000	No	No		
HEIDELBERGER CR	31535-49		6/23/2000		500,100	No	No		
ABRAMS RICHARD	23363-362		6/23/1993		262,000	No	No	Y	

USER DEFINED

Prior Id # 1:	89326
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2014	948	Re-Roof	21,230		8/4/2014			Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2008	MLS	MM	Mary M
11/11/2008	Meas/Inspect	345	PATRIOT
7/25/2007	MLS	HC	Helen Chinal
11/19/2006	MLS	HC	Helen Chinal
11/29/2002	MLS	MM	Mary M
11/29/1999	Mailer Sent		
11/10/1999	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4674		Sq. Ft.	Site		0	90.	1.20	10									504,199						504,200	

Total AC/HA:	0.10730	Total SF/SM:	4674	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	504,199	Spl Credit		Total:	504,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.09453845
Const Adj.:	1.00969899
Adj $ / SQ:	149.196
Other Features:	91800
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	661552
Depreciation:	30431
Depreciated Total:	631121

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

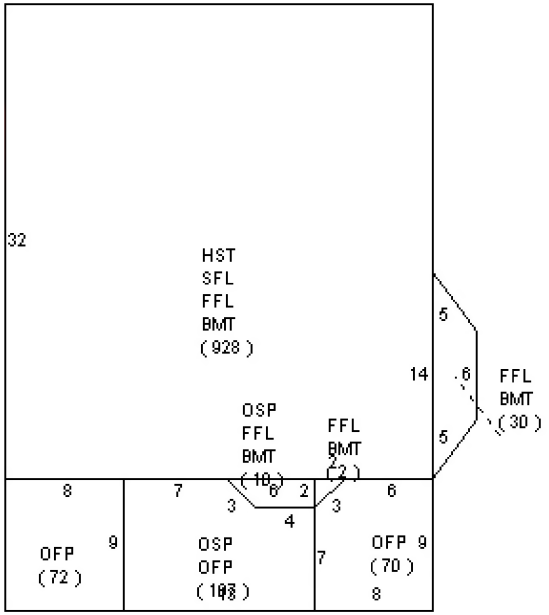
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	198.43
Special Features:	0	Val/Su Net:	170.66
Final Total:	631100	Val/Su SzAd	267.19

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	970	44.760	43,416
FFL	First Floor	970	149.200	144,720
SFL	Second Floor	928	149.200	138,454
HST	Half Story	464	149.200	69,227
OFP	Open Porch	249	23.350	5,814
OSP	Screen Porch	117	33.990	3,977

Net Sketched Area:	3,698	Total:	405,608
Size Ad	2362	Gross Area	4162	FinArea	2362
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X7	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

139.0-0003-0006.0

IMAGE

AssessPro Patriot Properties, Inc